



# Bickman Industrial ZON21-13

Planning Commission – September 2, 2021

Edward Vigil  
Senior Planning Project Manager



# Request

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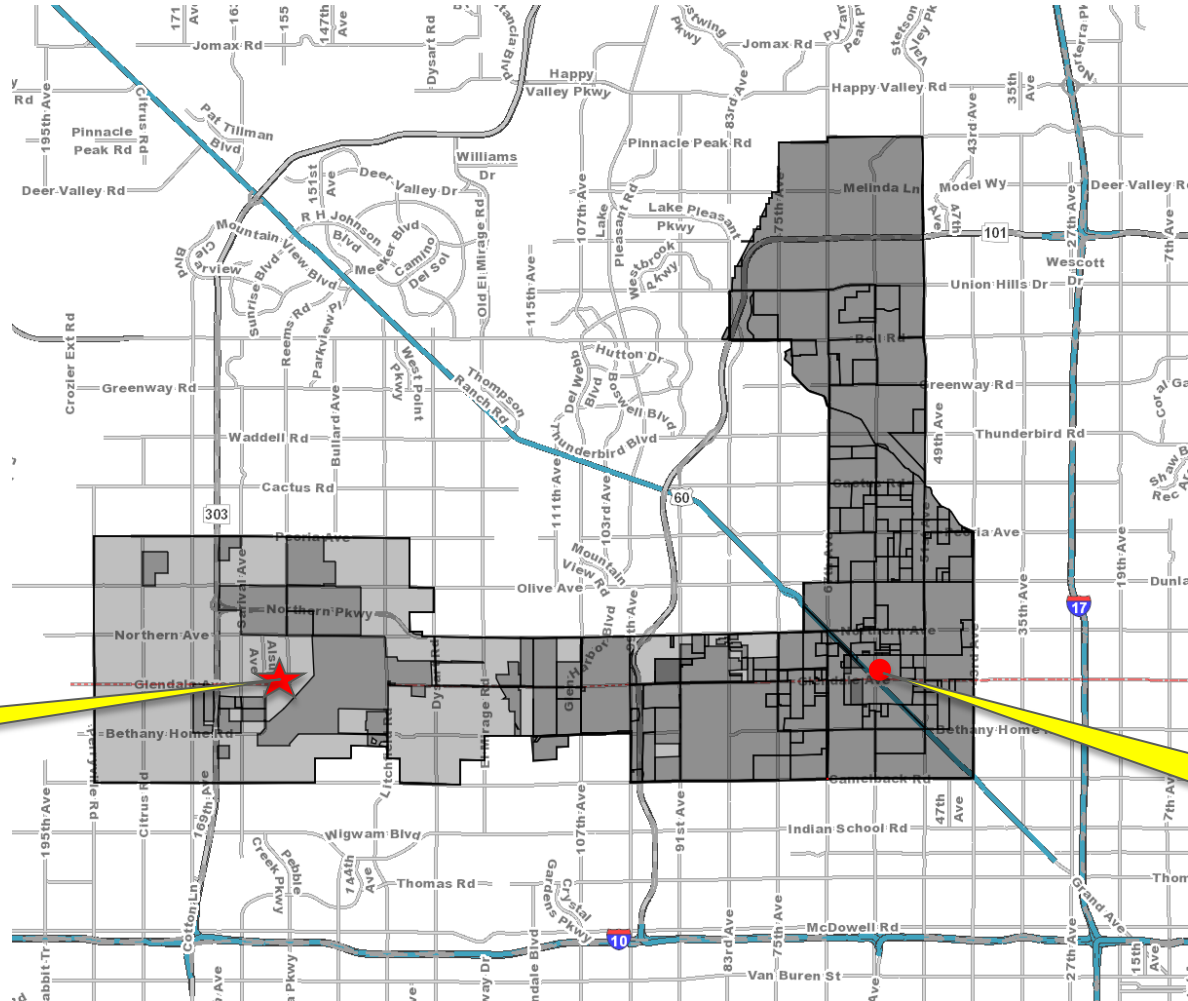
Rezone approximately 75.6 acres from RR-45 to PAD (Planned Area Development).

**Applicant:** Benjamin Tate, Withey Morris PLC



# Vicinity Map

NWC  
Corner  
Glendale  
Avenue &  
Reems  
Road



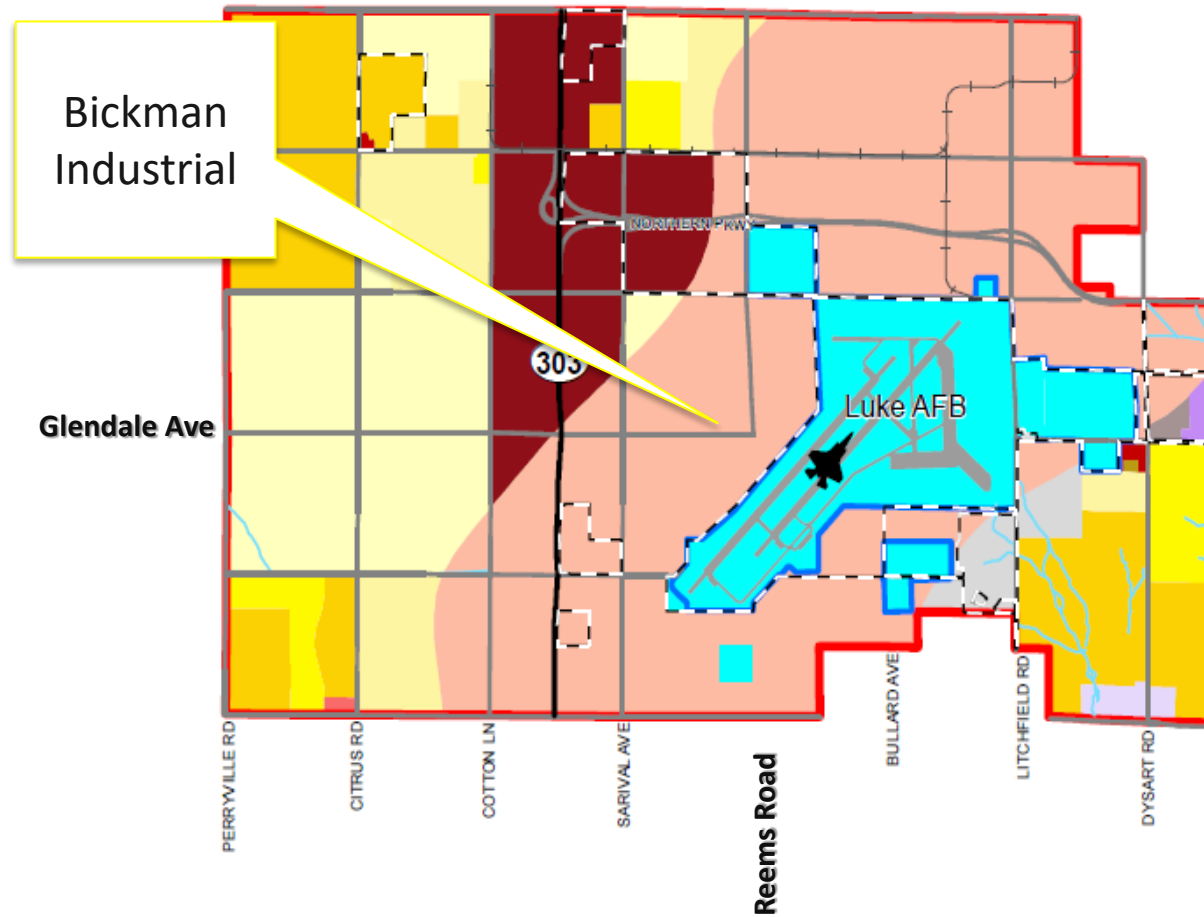
SITE

CITY HALL

# General Plan- Envision Glendale 2040

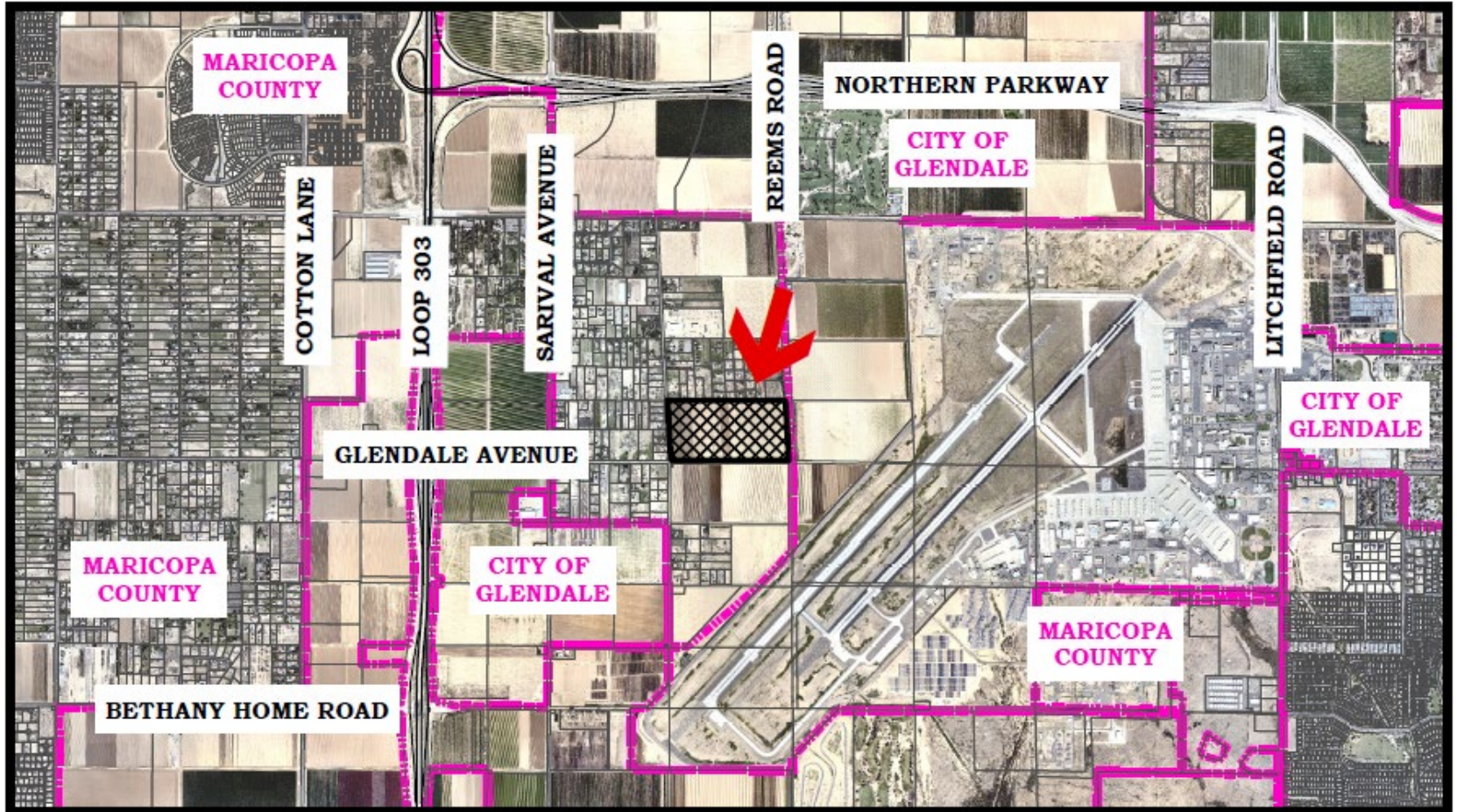
## Land Use:

- Luke Compatible Land Use Area





# Aerial Map









# Luke Air Force Base Contours



Aerial Date: June 2020



 Proposed Annexation - Bickman Industrial/AN-226

 65 LDN     75 LDN  
 70 LDN     80 LDN





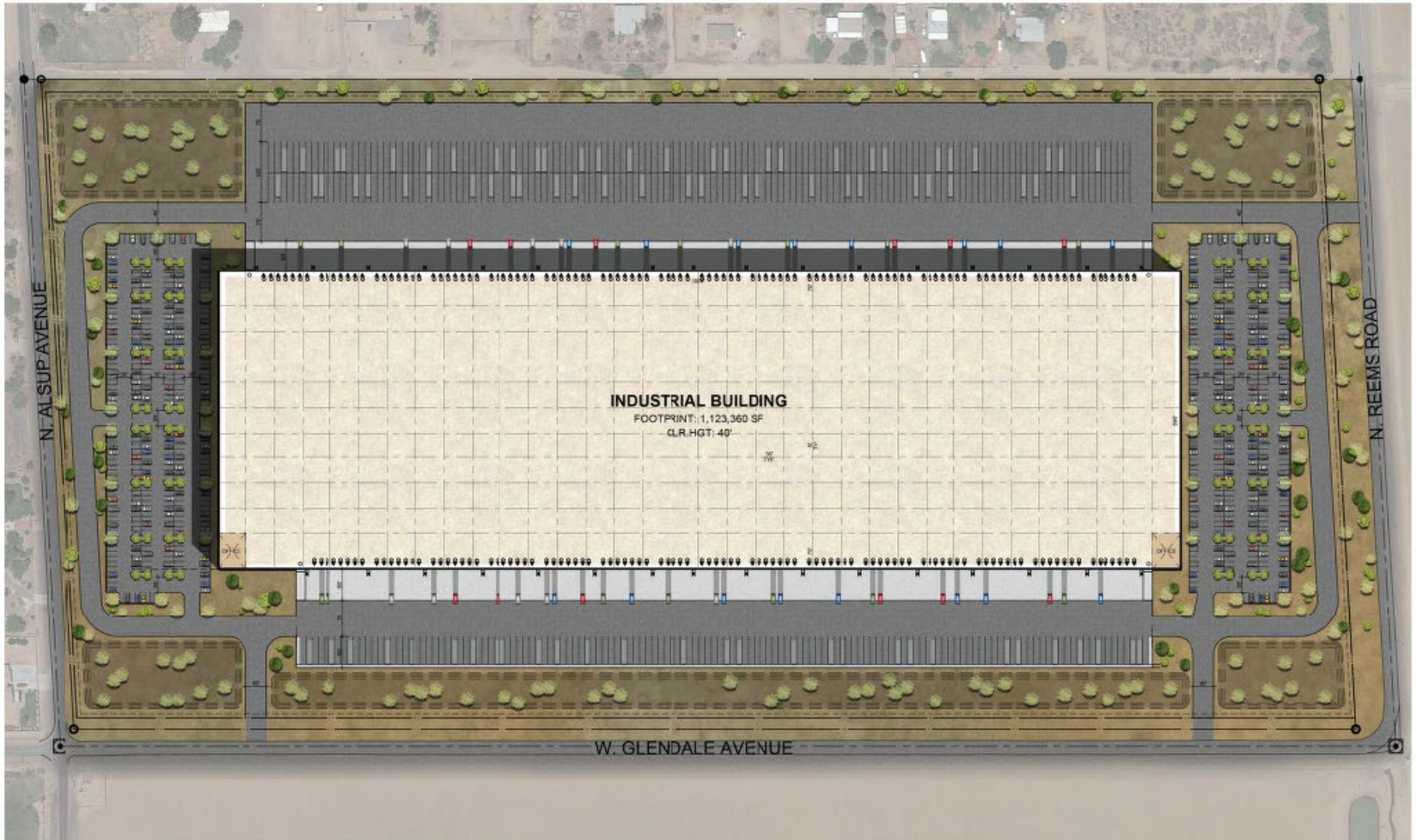
# Development Standards

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## **Proposed Land Uses: M-1, M-2 & B.P.**

- Coverage: 100%
- Building Height: 55 feet.
- Max FAR: .40
- Billboards not allowed.
- Parking is 1/2000.

# Site Plan





# Elevations

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# Public Involvement

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- Notification Letters mailed to property owners on May 28.
- Site posted August 9.
- Request advertised on August 12.
- Hearing notices mailed August 13.

**No comments received.**



# Findings

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- The proposed Rezoning is consistent with the policies and objectives of the Zoning Ordinance.
- The proposal will be compatible with the Luke Compatible Land Uses.
- Contributes to the balancing of new jobs in relation to housing.



# Recommendation

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Staff recommends approval of ZON21-13, subject to the following:

1. Development shall be in conformance with the Bickman Industrial PAD Narrative dated July 20, 2021.



# Recommendation

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2. The developer shall provide a 55-foot right of way dedication on Reems Road with improvements. The improvements shall include, but not limited to, roadway widening, curb, gutter, detached sidewalk, street lighting, signing pavement markings, and landscaping.



# Recommendation

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3. The developer shall provide right of way dedication of 55 feet for Glendale Avenue. The improvements shall include, but not limited to, roadway widening, curb, gutter, detached sidewalk, street lighting, signing pavement markings, and landscaping.



# Recommendation

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4. The developer shall provide a 40-foot right of way dedication for Alsup Avenue. The applicant/developer shall coordinate with Maricopa County regarding the roadway improvements for Alsup Avenue as well as the access (location, number, type, etc.) onto Alsup Avenue.
5. The developer shall provide onsite retention for the 100-year, 2-hour storm event for the site and adjacent roadways.



# Recommendation

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6. The developer shall place overhead powerlines on Alsup Avenue underground.
7. All proposed access points on Reems Road shall align with the approved access points to the proposed Cubes development on the east side of Reems Road.



## Recommendation

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8. All truck access points on Reems Road and on Glendale Avenue shall have a 150' right turn deceleration lane and a 100' taper. The need for turn lanes at all other driveways will be determined by the Traffic Study.
9. A right turn lane shall be required on south-bound Reems Road in advance of the Glendale Avenue intersection (intersection of two arterials).



# Recommendation

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10. Adaman Irrigation has land rights in the future right-of-way of Reems Road. The developer will be required to work with Adaman Irrigation to relocate facilities and the associated land rights in order to complete the required roadway improvements and make the associated right-of-way dedications.



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A decorative graphic in the bottom right corner of the slide, consisting of two overlapping curved shapes. The top shape is orange and the bottom shape is red, both curving upwards and to the right.